



2 Newford Grove, Clarkston

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Situation

Set within this short cul-de-sac location, is this three bedroom semi-detached villa, close to local amenities, transport links and schooling.

The accommodation comprises:

Ground Floor: Reception hallway with guest WC. Well-appointed kitchen with a full complement of wall mounted and floor standing units. Spacious sitting/dining room with access to the conservatory. Bright conservatory with access to the rear patio and garden.

First Floor: Bedroom one, with fitted wardrobes. Bedroom two, with fitted wardrobes. Bedroom three. House bathroom with three piece suite, completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Allocated parking for two cars to the front of the property. Garden to front side and rear, provide privacy and shelter with a lawn and terrace.







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Description

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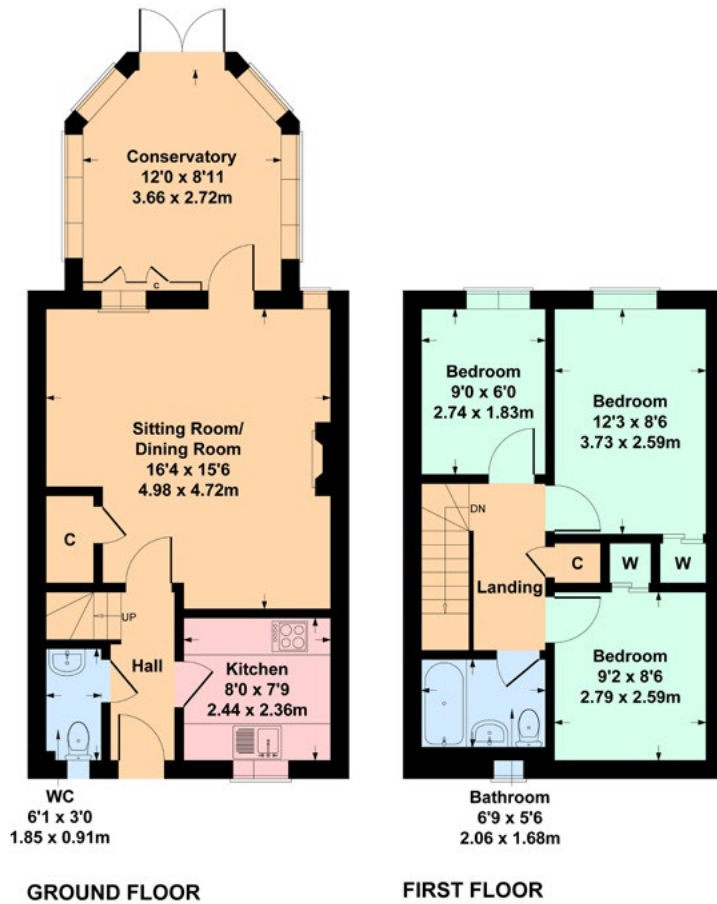


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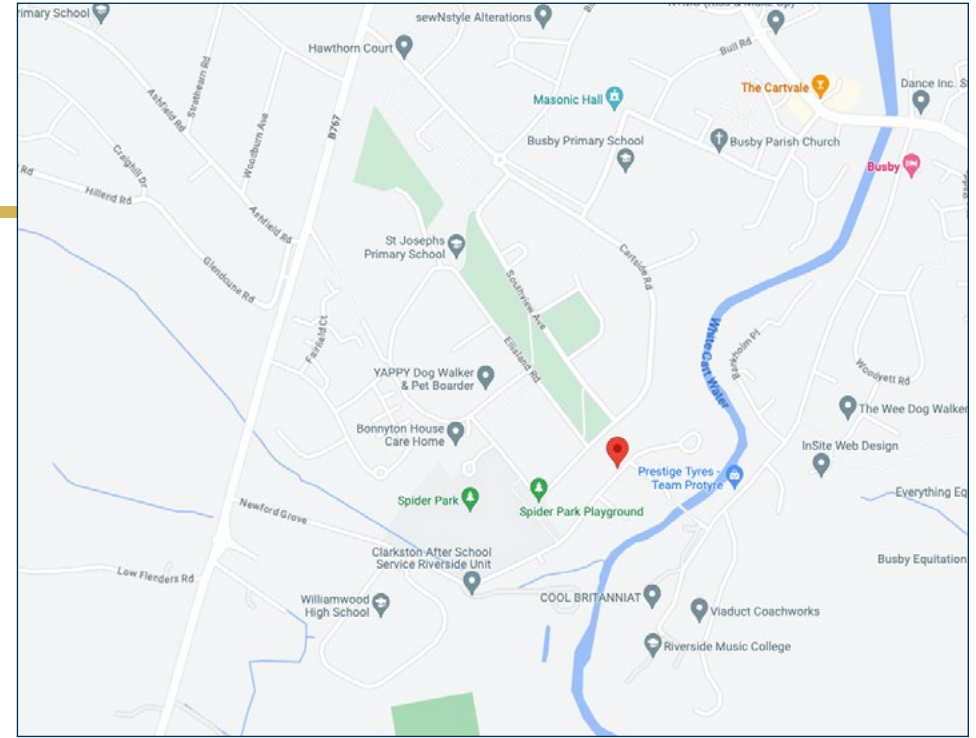
Approximate gross internal area 894 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: 0141 577 3000

Property Reference CLA461

1 Helena Place, Clarkston G76 7RB

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